

HAMPTON PLANNING BOARD – MINUTES
MAY 17, 2006 – 7:00 PM

PRESENT: Tracy Emerick, Chairman
Bob Viviano, Vice Chairman
Fran McMahon, Clerk
Jim Workman, Selectman
Tom Gillick
Tom Higgins
Keith Lessard
Bill Bilodeau, Alternate
James Steffen, Town Planner

ABSENT: None

Chairman Emerick began the meeting at 6:57 PM by introducing the Board members. Mr. Workman led the Pledge of Allegiance to the flag.

I. CONTINUED APPLICATIONS

Chairman Emerick announced that the following applicant has requested a continuation to the June 21st meeting of the Planning Board:

6-24) John Simmons
Site Plan Review at
886 Lafayette Road
Map 71 Lot 3
Waivers from Site Plan Regulations Section V.E. Detailed Plan – Storm
water drainage control plan & Section VII.B.1 Parking Lot Design
Owner of Record: Simmons Trust

MOVED by Mr. Workman to continue the application for 886 Lafayette Road, Map 71 Lot 3 to the Planning Board meeting of June 21st.

SECOND by Mr. Lessard

VOTE: 7-0-0

MOTION PASSED

II. ATTENDING TO BE HEARD

Clifton Eaton
Change of use from Satellite Dish Company to a Consignment Shop at
61 Lafayette Road
Map 236 Lot 2
Owner of Record: Al Cummings

Mr. Eaton presented this application. He indicated that he wanted to change the satellite dish company to a consignment shop.

There was discussion of the need for a change of use for this change since it is retail to retail.

Mr. Lessard asked if items would be sold out of doors. They will not.

MOVED by Mr. Gillick to approve the change of use at 61 Lafayette Road, Map 236 Lot 2.

SECOND by Mr. Viviano

VOTE: 7-0-0 -

MOTION PASSED

III. PROPOSED SITE PLAN REVIEW REGULATIONS AND SUBDIVISION REGULATIONS AMENDMENTS

- Erosion and Sediment Control Regulations

Mr. Steffen gave the purpose for these changes. It is recommended language from the Environmental Protection Agency. These are specific to construction site runoff control and would apply to an acre or more of disturbance to the land. He described the specific changes to the Subdivision and Site Plan Regulations.

The Board discussed the changes.

Mr. Gillick asked how these recommendations came about. Mr. Steffen said Town contracted with consulting engineers to bring our ordinances into compliance with EPA requirements for storm water management.

Mr. Lessard indicated that there are significant additional requirements for Site Plan Review in this new wording, particularly with regard to controlling waste and cleaning out of trucks. There was some discussion whether the consultants should be present at the public hearing to answer any questions the Board or public may have.

MOVED by Mr. Viviano to move the changes forward to public hearing on June 7, 2006.

SECOND by Mr. Gillick

VOTE: 7-0-0

MOTION PASSED

- Use Change Review – ADA Handicap Accessibility

Mr. Steffen reviewed the background for this change.

Mr. Gillick asked if voted changes had to be ratified by Town meeting. Mr. Steffen said they did not. The Planning Board has the authority to make these changes as they are to the Site Plan Regulations.

Mr. McMahon asked if we have ADA requirements at our disposal. They are available in the Building Department.

MOVED by Mr. Viviano to move the change forward to a public hearing on June 7th.

SECOND by Mr. Gillick

VOTE: 7-0-0 -

MOTION PASSED

IV. CONSIDERATION OF MINUTES of May 3, 2006

Page 2 –Paragraph 5 – change to “suggested that the front porches on the first floor be left open. Change “parking spaces” to “driveway”.

Page 3 – Bullet 5 – add “and on the site”.

Page 6 – Item 5-36 – Add “He, as a member of the public, sent an e-mail to the Board regarding past parking arrangement. This letter to be included in the record. BOARD – paragraph 1 – add, “as previously requested”.

Page 7 – Paragraph 7 – Add, “if cars being moved (1st and 2nd cars letting out 3rd and 4th stacked cars)”.

Page 8 – paragraph 7 – revise to “Mr. Gillick said ... does not have a solution”.

Page 10 – Motion – change to “as an Alternate for a two-year term.”

MOVED by Mr. Gillick to accept the minutes as amended.

SECOND by Mr. Lessard

VOTE: 6-0-1 -

MOTION PASSED

V. CORRESPONDENCE

Mr. Steffen reviewed correspondence from the attorney for Three LG, LLC formally abandoning the site plan approval granted in July of 2005 because they have received approval to move offices to 151 Winnacunnet Road under a change of use review.

VI. OTHER BUSINESS

- **Alternates**

Chairman Emerick said we now have five alternates. He suggested we have a rotating schedule so that we are not putting the burden on one Alternate. Board members discussed the practical application of selecting alternates based on cases to be heard.

- **Growth Ordinance**

Chairman Emerick discussed the Growth Ordinance court action. He said that the public is interested in having a growth ordinance. He asked for the thoughts of the Board on what approach the Planning Board should take to adhere to the wishes of the public. Chairman Emerick voiced the opinion that education is needed on the part of the Board and the public as to what a viable growth ordinance might be. Mr. Steffen said once we get Zoning Ordinance proposals from Rockingham Planning Commission, their next project for us is to work on the Master Plan update for Community Facilities. That might be a means of getting a clearer picture of the growth issue and its impact on the Town facilities.

Mr. Gillick noted we are members of the Local Government Center. He feels that someone from Local Government Center should come down and speak to Board on this issue to provide an education for the Board and Town citizens. This should be a televised work session. There was discussion of the amount of growth that is occurring in Hampton.

Chairman Emerick said that FAR (Floor Area Ratio) zoning is also coming up as an issue. Mr. Steffen said this was being looked as part of the Zoning amendment effort.

- **Winnacunnet Road/Lafayette Road Intersection**

The Chairman said we have a preliminary application for a project at the corner of Lafayette Road and Winnacunnet Road. There is an issue of upgrading the intersection. The Chairman talked with the Town Attorney about transferring property. This would start the process of abandoning the trolley line/spur road by the Galley Hatch. Mr. Gillick said that Division 6 of the New Hampshire Department of Transportation already has plans for upgrading the intersection. He feels that is where to start. Mr. Steffen said we also need to seek federal funding for any improvement.

The application for the Shell station parcel is being revised, but they are willing to contribute to a signal fund to signalize the intersection. Mr. Gillick noted that this is a Federal highway.

- **CIP Committee**

The Capital Improvement Program Committee is due to start in June. The Chairman asked if anyone wanted to be on CIP committee.

MOVED by Mr. Workman to nominate Mr. Gillick and Mr. McMahon to the CIP committee.

SECOND by Mr. Viviano

VOTE: 7-0-0

MOTION PASSED

- **Heritage Commission**

The Chairman said the Heritage Commission is having a public forum lead by a consulting architect on June 14th regarding the reuse of the former District Courthouse building. This meeting will be held in the Selectmen's meeting room.

- **The Breckenridge – Ocean Blvd, J and K Streets – Extension of Approval**

The project needs a one-year extension of its site plan approval. The proposal is still involved in litigation, which has prevented a start of work.

MOVED by Mr. Viviano to grant the one-year extension to The Breckenridge at Ocean Boulevard, J and K Streets.

SECOND by Mr. Higgins

VOTE: 7-0-0

MOTION PASSED

- **Hampton Airfield – Regional Impact**

There has been a letter from the North Hampton Planning Board regarding the construction of six hangars at the Hampton Airfield. North Hampton denied the application because it was incomplete. There was no drainage study. They are declaring it a regional impact and keeping the Hampton Planning Board apprised of their actions.

There was discussion of the location of the Airfield in relation to Hampton streets.

MOVED by Mr. Gillick to adjourn

SECOND by Mr. Viviano

VOTE: 7-0-0

MOTION PASSED

Meeting adjourned at 7:41 PM.

Respectfully Submitted,
Barbara Renaud
Planning Board Secretary